

Item 1.01 Entry into a Material Definitive Agreement.

As disclosed in prior filings of Wynn Resorts, Limited (“WRL”) and Wynn Las Vegas, LLC (“WLV”), Stephen A. Wynn (“Mr. Wynn”), Chairman of the Board of Directors and Chief Executive Officer of WRL, and WLV are parties to the 2013 Second Amended and Restated Agreement of Lease, dated as of November 7, 2013, as amended by the First Amendment, dated February 25, 2015 (the “Second A&R Lease”), pursuant to which Mr. Wynn leases three fairway villas as his personal residence. On December 1, 2016, Mr. Wynn and WLV entered into a Third Amended and Restated Agreement of Lease (the “Third A&R Lease”) to provide for Mr. Wynn’s lease of only two fairway villas (the “Villas”) as his personal residence, effective as of November 3, 2016, and to adjust the annual rent paid by Mr. Wynn to WLV accordingly to \$305,680 per year, effective from November 3, 2016 to November 2, 2018. The Third A&R Lease was approved by the Audit Committee of the Board of Directors of WRL and the annual rent was determined to be the current fair market value of the accommodations based on an independent third-party opinion. The rental value for the Villas will be re-determined every two years during the term of the Third A&R Lease. Certain services for, and maintenance of, the Villas are included in the annual rent.

This description of the Third A&R Lease is qualified in its entirety by reference to the Third A&R Lease, a copy of which will be filed as an exhibit to the Registrant’s Annual Report on Form 10-K for the year ended December 31, 2016.

Item 1.02 Termination of a Material Definitive Agreement.

The information set forth under Item 1.01 of this report as it relates to the Second A&R Lease is incorporated herein by reference.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

WYNN RESORTS, LIMITED

Dated: December 2, 2016 By: /s/ Kim Sinatra
Kim Sinatra
Executive Vice President and General Counsel

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

WYNN LAS VEGAS, LLC

Dated:

December 2, 2016

By: Wynn Las Vegas Holdings, LLC, its
sole member

2016

By: Wynn America, LLC, its sole member

By: Wynn Resorts Holdings, LLC, its
sole member

By: Wynn Resorts, Limited, its
sole member

By: /s/ Kim Sinatra
Kim Sinatra
Executive Vice President and General Counsel